

HAWAII PUBLIC HOUSING AUTHORITY

AMP 37- HILO

RESIDENT COMMUNITY MEETING

Lanakila Homes I, Lanakila Homes II, Lanakila Homes IV, Hale Aloha O Puna (Elderly), Hale Olaloa (Elderly), Kauhale O'Hanakahi, Pahala (Elderly), Pomaikai Homes (Elderly), Punahele Homes, and Lokahi-(State)

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September 23, 2008 @ 6:00 pm at Lanakila Community Center
October 10, 2008 @ 6:00 pm at Lanakila Community Center Follow-up

INTRODUCTIONS- Faith Action for Community Equity (FACE) conducted the meeting. A non-profit organization from Oahu. Asked by HPHA to facilitate the community meetings. Website is facehawaii.org. Ground Rules for meetings. Those present introduced themselves.

(1) ASSET MANAGEMENT

- New requirement from HUD that we switch to asset management so now all the groups are called asset management properties. (AMP)
- Money is given to each AMP
- Manager has to work within budget- Whatever you get from HUD and rent that is what you get to pay bills- electric, repairs, appliances. So everyone needs to conserve water, electric, dumping of extra furniture, sub-leasing- more people in the household causes extra water, trash, and electricity. We need your help.

(2) Community, police, neighborhood board, nonprofit and elected official issues/concerns

- Can resident association become non-profit status 501 (C)(3) so can get grants?
Maybe can work under another 501 (C) (3), Can do the paperwork from the associations also Can Check www.hud.gov for information for grants and how to get non-profit status. Also can get grant called Healing our Island which was received in the past.
- A lot of the Issues are not issues that Management and staff can handle alone.
- A lot of the Issues are community issues, which is why we invited the county council members, police, state representatives, mayor's office, public housing, and non profit organizations.
- Non-Profit concern: Commitment to help people to be better tenants- What that means is paying your rent on time, keeping your units clean, becoming green and clean. Have to go through classes and if they don't pass they don't get a referral for housing.

(3) Long-Term public housing repair and maintenance needs

- Our goal is not to deny that things are wrong or don't need to be fixed
- Want to hear the issues/concerns
- Repair and Maintenance and Capital Projects are listed in the handout on pages 32-34.
- Kauhale O'Hanakahi front and back porches: The safety concerns are addressed as they arise and boards are put down to cover any dangers. But as far as replacing the porches and putting up overhangs or gutters that is in the future. No timeline has been established and there is not a budget at this time for the repairs. Comment made that if materials and labor were donated would we allow volunteers to do the porches? It was stated yes.
- Discussed on Handout "The Future of Public Housing in Hawaii" Maintenance and Repair Costs
- HPHA is losing money over the last 3 years HPHA spent more then they received in rents and HUD subsidy. We can't continue to spend more than we earn.
- The City of Honolulu is selling their housing units
- We have a \$4.2 million deficit projected for FY2009.

- In the future we may have to think about Mixed Income Redevelopment:
 - maintain housing; one for one replacement (units)
 - market rate rental apartments
 - increased safety
 - introducing the concept to you no, decisions at this time are being made
 - could look into hiring consultant and issuing proposals for other developers to submit.
- Lanakila- Right now 30 units have been demolished and 20 are going to be rebuilt
- Lower Lanakila has 62 units that have been vacant 8 plus years; that is what happens when you don't have enough funds.
- Trying to get permission from HUD to let us take 6 units out of the demolition category because we have non-profits, volunteers, and contractors who have said they will help us fix them up.
- It costs \$300,000 for a contractor to tear down and rebuild one unit, but can fix it for \$65,000 with the help of the community. And if we have to hire contractors for specialty work it could cost up to \$150,000 per unit.
- Once we show can be done we will go back to Legislature to ask for funds to fix more.

5) Resident Concerns

- 1) Neighbor Children running around dumping trash. Why clean up and they dirty again?
Maybe the association could hold meetings with parents to discuss issues. Have any names been reported to the office? No
- 2) Speed bumps (Lanakila) County Road- No speed bumps- Mr. Donald Ikeda is checking into the parking and road issues.
- 3) Parents in house sleeping awhile kids playing outside. Maybe the association could hold meetings with parents to discuss issues. Have any names been reported to the office? No.
Maybe could remind about Curfew for ages under 15 it is 10:00 PM and age 15 to 17 is 12:00PM.
- 4) Stove leaking gas Hanakahi (John said he would check it out first thing tomorrow and fix)
John went and it was just the burning off of the new stove and lines. Nothing wrong; tenant ok and no more complaints. By 10:00 AM the next day.
- 5) Want Clothes lines in Lanakila (Goes back to budget). Did suggest installing on back porches.
Maintenance staff does install, but for some residents it too high. (That is due to back door opening into the lines). suggested installing T-bar poles, however the utilities are only 2 foot underground so that is not advisable.
- 6) Community Service Hours- Can they roll over if they do more than 8 a month? Everything I have found so far says no. Maybe need to change way of thinking and want to do more hours for the community. Encourage others to do volunteer work.
- 7) Apt. 21A Neighbor threatening others- Management needs to take action. Action has been taken in this case.
- 8) Parking Issues with Lanakila) County Roads- When engineers designed the buildings they did not take into consideration the amount of parking spaces needed. Lanakila. Had issue since 1962. Turned down taking over the county roads and parking stalls due to cost. Mr. Donald Ikeda is checking into roads and parking stalls.
- 9) Lanakila- Untidy, eyesore, community should do something. Maybe the association could hold meetings with parents to discuss issues. Community association to have reminders on Agenda.
- 10) Better communication, answers from Management needed. Treated like low-income people.
Holding weekly staff meetings to promote better communication skills. Also will search for classes for staff trainings.
- 11) Punahele Storage units- approved then told had to get rid of. Guidelines have been established and send out by newsletter. If you need copy can get from office.

- 12) Lokahi- wires under trees need to be trimmed. Called Helco to do a work order. Met them at the trees they said they can not do but check with County. Mr. Ikeda is checking on area. Also getting tree trimming bids to get trimmed back from lines. Helco will assist at that time.
 - 13) Confidentiality about turning in complaints. Continue to do confidentiality training at staff meetings and any other trainings offered.
 - 14) Children hanging ropes in trees and swinging could be dangerous; maybe the association could hold meetings with parents to discuss issues. Have any names been turned into the office?
NO
 - 15) Concrete on some buildings falling making holes dangerous. Checked the sidewalk and need to put dirt to fill in up to the bottom of the sidewalk. (Lanakila)
 - 16) Grass gets tall and takes maintenance long time to get back around to cut due to lack of workers. Discussed that the residents are going to have to cut their own grass. But not the elderly or disabled.
 - 17) I got no complaints my house too nice- Pomaikai- Workers over here does good job no complaints.
 - 18) Will subsidy be taken away if HPHA does mixed income properties? NO
 - 19) Maybe residents in their own building could split the cost of professional exterminator to come in to help with roaches, rats, centipedes, and mongoose. Can do a work order to inspect. Can get quotes from professionals for problem areas. Health department came on September 24, 2008 recommended sticky traps so we have purchased for the office and can distribute through work orders. Also they provided us with handouts that you can read to help control the problems. Also getting quotes from vendors to do pest control to see if can budget.
 - 20) Outside kids coming into Lanakila and causing trouble and harassing our kids. Need to set up meeting with Community Policing and see if they can help the associations set up something like community watch.
 - 21) Security issues with drug deals and people driving through projects several times a night. Call into police daily. Need to set up meeting with Community Policing and see if they can help the associations set up something like community watch.
 - 22) Micronesians causing trouble doing graffiti, stealing, and throwing rock. (Not just Micronesians but all races).
 - 23) Toilet not working for while. Was there two toilets? Yes, then it was not an emergency work order.
 - 24) Residents mowing their own grass: Concerns of storing gas and gas mowers. Who will determine area to mow? Where will store? Disabled? Elderly?
Elderly and disabled will not have to mow. We are trying to set up areas designated for each apartment to mow.
- 5) Staff and Management issues/concerns: Need to address this but it is not issues with each other staff members. Don't want shouting matches. Need to address the tenant's issues and they want answers from people who can make decisions.

Meeting scheduled for Friday, October 10, 2008 at 6:00 PM

Question: If before the next meeting and we want to point fingers at anyone can we put it in writing and give it to you guys? YES

Friday October 10, 2008 6:00 PM Follow up meeting.

- New Issues:
- 1) Need work order for 504 Project 1097 paperclip holding flush chain in back of toilet. Also light burnt out needs changed.
 - 2) Need work order for 130L Project 1028 for toilet lifting.
 - 3) Check on Project 1097 Handicap Stall assigned to tenant?
 - 4) Check on County Park to see if chain can be put up where they can not drive across yard to get into park after hours.
 - 5) Get quotes to treat the ground for pest maybe this will help infestation problems.
 - 6) Purchase more booties for people entering units to put on feet.
 - 7) Check on charge for 50B project 1028

11-13-08